



Regional Brownfields Assessment Pilot

Sioux Falls, SD

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

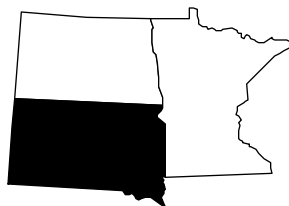
BACKGROUND

EPA Region 8 selected the City of Sioux Falls for a Regional Brownfields Pilot. Sioux Falls has been working to redevelop a mixed industrial and commercial corridor adjacent to the Big Sioux River in the City's central business district. Many parcels in the corridor have been redeveloped, and it is becoming a source of civic pride. However, several large brownfields lie in a crucial location, physically dividing two areas where revitalization is underway, and have remained undeveloped because of the uncertainties of contamination and liability. Visual blight and depressed property values persist in the areas associated with these brownfields.

OBJECTIVES

Sioux Falls intends to implement a strategy that facilitates redevelopment and reuse of the brownfields properties within the Big Sioux River Corridor. Since 1991, the City, a business group, the Chamber of Commerce, and two development organizations have made significant investments all along the corridor. Past activities have included monitoring and sampling for environmental contaminants and setting the groundwork for a comprehensive redevelopment plan. The brownfields initiative is intended to maintain the momentum of redevelopment by reviving public involvement, reopening negotiations with current

PILOT SNAPSHOT



Sioux Falls, South Dakota

Date of Award:
September 1996

Amount: \$200,000

Site Profile: The Pilot targets the Big Sioux River Corridor, an area that is adjacent to the City's central business district and spans the Big Sioux River from Falls Park to Fawick Park.

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Visit the EPA Brownfields Website at:
<http://www.epa.gov/brownfields>

property owners, and developing a cooperative problem solving approach.

ACCOMPLISHMENTS AND ACTIVITIES

The Pilot has:

- Reopened negotiations with City officials, State agencies, and a property owner within the project area to address assessment and cleanup issues.

The Pilot is:

- Working to reopen negotiations with other brownfields' land owners;
- Conducting Phase I and II assessments on about 20 acres;
- Identifying strategies for reviving community involvement in all aspects of the planning;
- Completing a redevelopment plan and legal agreements; and
- Developing a clearinghouse of information that includes buildings, rent structures, available contractors and architects; and an Internet homepage.

LEVERAGING OTHER ACTIVITIES

Experience with the Sioux Falls Pilot has been a catalyst for related activities including the following.

- Identified three potential sites for relocating an existing business to a more suitable location.